

40737

ENCYCLOPEDIA CIRCLE

FREMONT, CALIFORNIA

YOUR NAME
HERE

Move-in Ready
High Powered
Class A Industrial
Building For Sublease
or Direct Lease

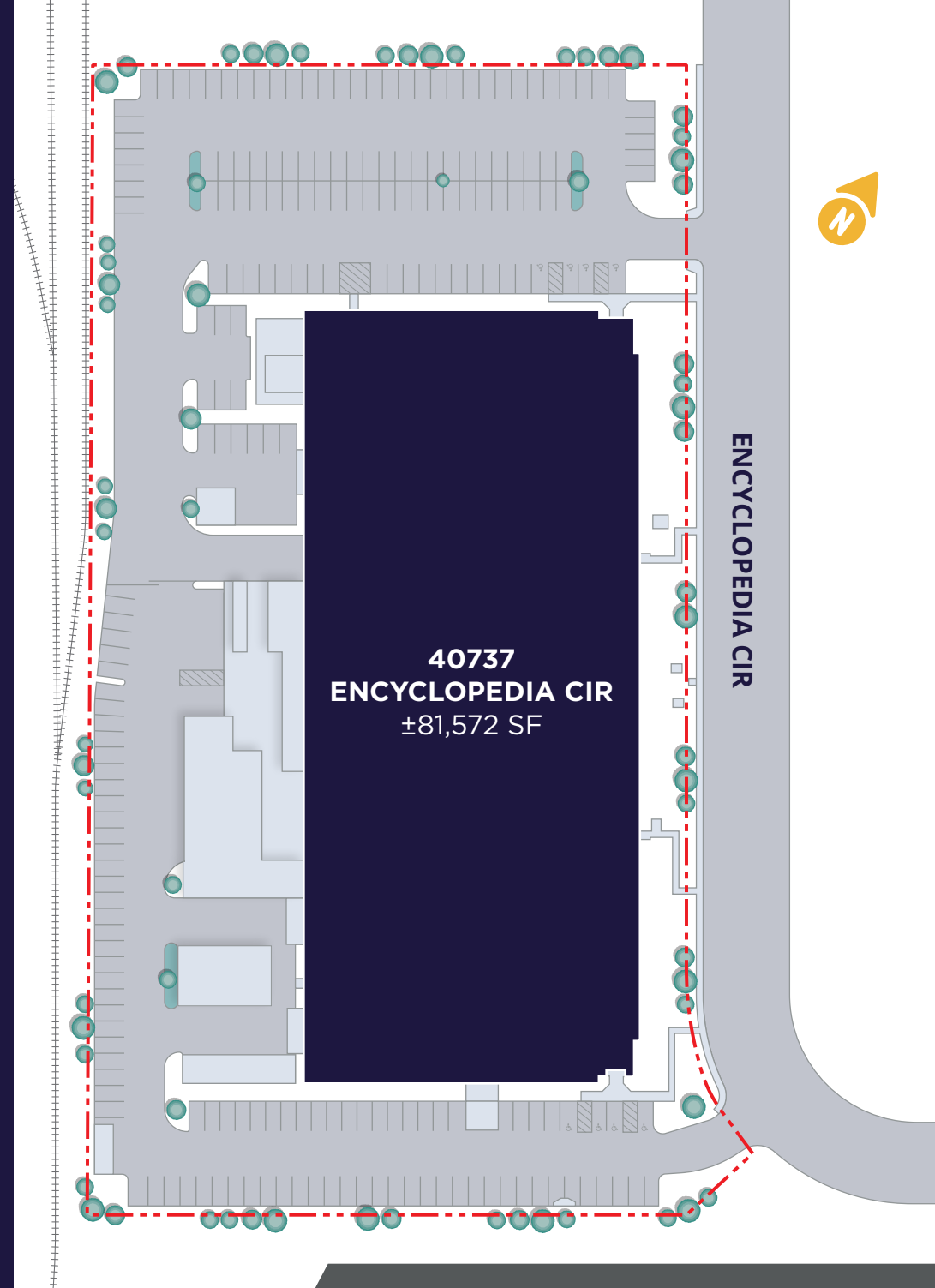
±81,572 SF



CUSHMAN &
WAKEFIELD

// PROPERTY FEATURES

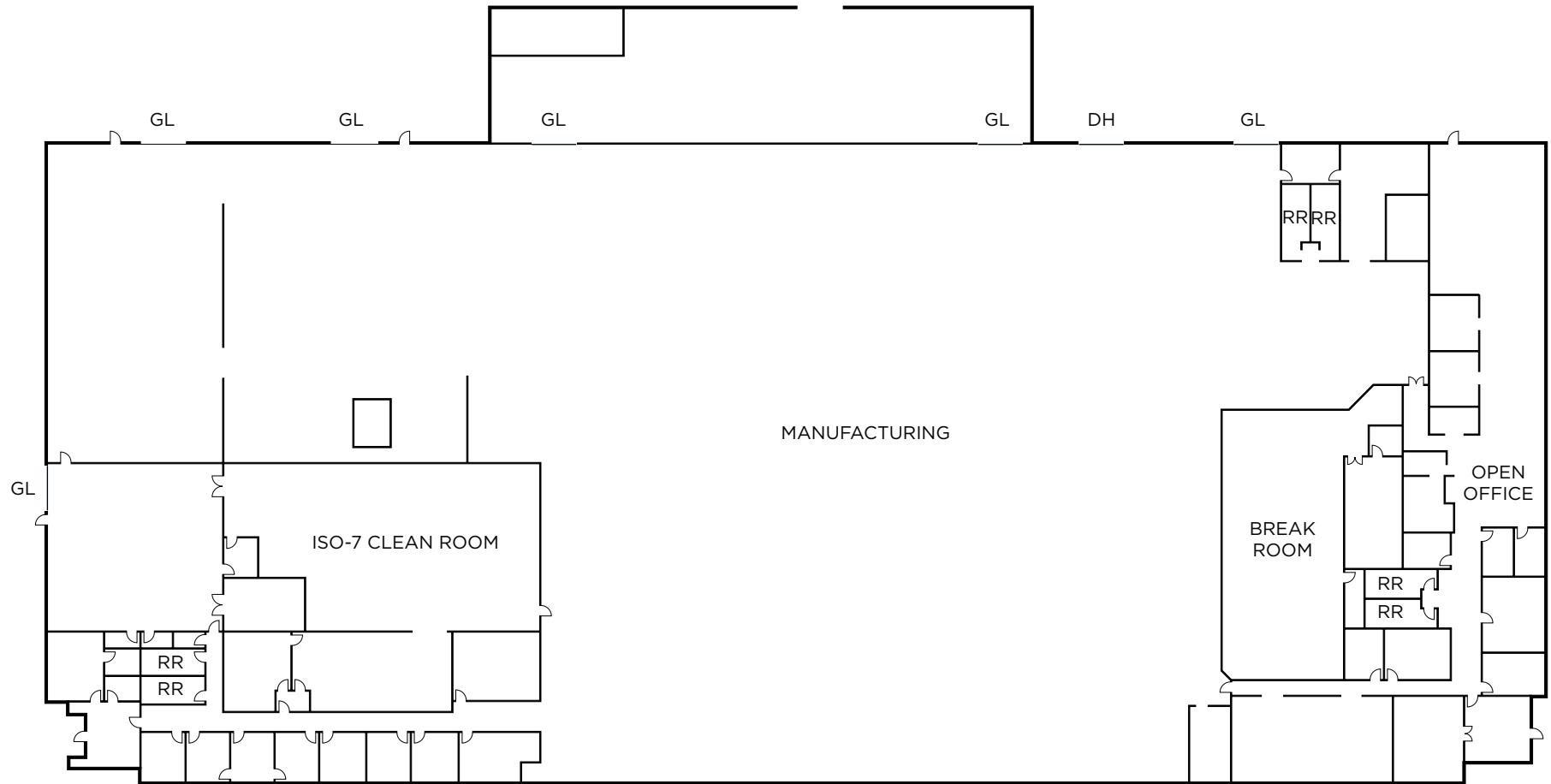
-  **SUBLEASE THROUGH 8/30/28 - LONG-TERM DIRECT LEASE AVAILABLE**
-  **22-24' CLEAR HEIGHT**
-  **±16,000 OFFICE SPACE**
-  **1 DH & 6 GL DOORS**
-  **2,000A @ 277/480V POWER - PLANNED ELECTRICAL UPGRADE TO 6,000 AMPS IN PROCESS**
-  **213 PARKING SPACES**
-  **I-T ZONING**
-  **.495 GPM/2,000 SPRINKLERS**
-  **EASY ACCESS TO FREEWAYS**
-  **IMMEDIATE PROXIMITY TO RETAIL AMENITIES**



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Fremont, California

// FLOOR PLAN

- 6 GL plus 1 DH doors
- ISO 7 (Clean Room)
- 2 Separate Office Areas
- 22-24ft Clear Height
- 2,000 Amps 277/480V
- **- Planned Electrical Upgrade of 6,000 Amps in Process**
- Secure Fenced Yard/Outdoor Storage
- Skylights
- Building and Monument Signage





NEWPARK SHOPPING MALL

FOOD

JACK'S BOX LUNCH, VINUM, YUG RAMEN, 24 HOURS

STORES

COSTCO, H&M, amc

Uma Tea, Mr. Sun, SIZZLING LUNCH, Sun Jo FUSION BISTRO, NORTHWEST CHINA CUISINE, MJ SUSHI, Soo Jo, JUST FOR FUN CROSSFIT, KTV, Special Pleasure, Hippo Swims Club

BALENTINE PLAZA

foodmaxx, TOGO'S, KABOB, H&M, THANH

LIVING SPACES

Icons for a house, a chair, an upward arrow, and a document.

THE FREMONT AUTOMALL

LEXUS, BMW, Mercedes-Benz, HONDA, PORSCHE

FOOD

SAKE 2 ME, Peking Man, Jamba Juice, IN-N-OUT, COLD STONE, Habit Burger Grill, five BEER, Panera Bread, Market Broker, Waiyay House, FIVE GUYS, BLAZE PIZZA

STORES

MULTA, Bath Works, Lowe's, Verizon, rack, MATTRESS FIRM, CHASE, TARGET, TJ-MAXX, KOHL'S, sleep number, Total Wine, SEPHORA, T-Mobile, HomeGoods, DICK'S, DSW, Burlington, Costco, OLD NAVY

ACTIVITIES

CINEMARK

40737 ENCYCLOPEDIA CIRCLE

// AREA AMENITIES

// 40737 ENCYCLOPEDIA CIRCLE
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